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BOSTON
REDEVELOPMENT
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GOVERNMENT CENTER PARCEL 2

BOSTON REDEVELOPMENT AUTHORITY
GOVERNMENT CENTER
URBAN RENEWAL PROJECT

DEVELOPER'S KIT

FOR

PARCELS 2B, 2F and 2G

BOSTON REDEVELOPMENT AUTHORITY
GOVERNMENT CENTER PROJECT
DEVELOPER'S KIT FOR PARCELS 2B, 2F and 2G

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INTRODUCTION

A. In General

Parcel 2 is a large, irregularly-shaped parcel of vacant land in the Bowdoin Square section of the Government Center Urban Renewal Project Area in Boston, Massachusetts, which has been subdivided into 8 small parcels fronting the pedestrian malls which penetrate the area. 5 of these parcels have been committed to developers, and are in various stages of architectural work. The 3 parcels which remain are now being offered for development for commercial office and accessory uses. Parcels 2F and 2G are contiguous parcels of approximately 9000 square feet each; they are capable of either separate or integrated development, and proposals will be entertained on either basis. Parcel 2B is located next to the Telephone Company building, contains about 15,000 square feet of buildable area and will support a small-scale, free standing office building.

The Authority has adopted the following general criteria in judging development proposals:

- (1) Design - The architectural work must be of a quality which meets the high standards of design excellence which have been established and maintained for Government Center.
- (2) Financial Strength - Urban Renewal projects have frequently suffered delays because of inadequate financial resources of developers. Prospective developers will, therefore, be required to make a showing that they have the financial resources necessary to carry out the proposal.
- (3) Experience - The developer, contractor, and architect should have experience in the construction of buildings of comparable size and importance.

B. The Government Center Project

The Government Center Project, a federally-aided urban renewal project covering 60 acres of land in downtown Boston, was conceived as early as 1954 when it became apparent that the City, State, and Federal Governments were each contemplating major new construction in Boston. Scollay Square, a notoriously decadent and dilapidated

area close to other governmental buildings, the retail and business districts, and well served by rapid transit and principal highways, seemed a logical choice for such a development, which would also serve to stabilize property values in a declining area, generate new private investment, and improve the physical environment of nearby historical monuments. Serious discussions with the major public bodies concerned commenced in 1958, and by early 1960 a sufficiently definite program was fashioned to permit application for a federal advance for surveys and plans for the Project. By mid-1961, under state legislation adopted specifically for the purpose, the BRA applied to the Federal Government for a loan for early land acquisition, the first redevelopment authority in the country to take advantage of this new provision of Title I of the Housing Act of 1949 as amended, enabling planning and early execution activities to proceed simultaneously.

The major goals of the Project were to clear a decadent and blighted area in the heart of the City and convert it to a major center of governmental and private activity. In doing so, the City has aimed to develop an area of highest design and structural quality, marked by buildings of architectural excellence which are harmonious with Boston building traditions, plazas and other appropriately landscaped open spaces, and easy accessibility by auto and mass transit, with allocations of space to intensive business uses. Increasing the local tax base and revitalizing the downtown core were important considerations in the planning of the Project.

The basic site plans and site controls for Government Center were made by I. M. Pei and Associates, under contract to the BRA (see Government Center Urban Renewal Plan in pocket of this binder). They include fifteen parcels - ten for private development (some to be subdivided) and five for governmental development. The parcels for governmental development consist of Parcel 6, the site of the \$25,000,000 City Hall¹ (under construction); Parcel 1, the site of the \$34,000,000 State Service Center², a complex to house the Division of Employment Security, the Mental Health Center, and the Department of Health, Education and Welfare of the Commonwealth of Massachusetts; Parcel 5

Footnotes:

1. Architects and Engineers are Kallmann, McKinnell & Knowles; Campbell & Aldrich; and William J. LeMessurier Associates.
2. Coordinating Architect is Paul Rudolph; Associated Architects are Shepley, Bulfinch, Richardson & Abbott; M. A. Dyer Co., Pederson & Tilney, and Desmond & Lord.

the site of the \$25,000,000 John F. Kennedy Federal Office Building³ (completed); Parcel 4, to be the site of a \$7,500,000 municipal parking garage with a bus terminal and spaces for approximately 2,000 cars⁴; and a new Police Station to be constructed on Parcel 21⁵. In addition, a new \$18,000,000 State Office Building has been erected adjacent to Government Center. Among the private parcels, construction is almost complete on the first section of Parcel 12, on which an 875-foot long, 8-story office building is being built⁶; construction has started on a 40-story office tower on State Street⁷. Architectural work is well under way for an administrative building for the Jewish Family and Children's Service⁸, a new Roman Catholic Chapel⁹, and a major expansion to 60 State Street¹⁰. The total value of construction planned for the entire Government Center is approximately \$200,000,000.

C. Parcels 2B, 2F and 2G

Parcels 2B, 2F and 2G are situated in the Bowdoin Square section of the Government Center Project Area in Boston, Mass. They are part of a group of small parcels lying in the block between the new John F. Kennedy Memorial Federal Office Building and the proposed State Service Complex of 3 public buildings. The parcels front on a major pedestrian mall which penetrates Parcel 2 from New Sudbury Street to New Chardon Street.

Parcels 2B, 2F and 2G are within a five-ten minute walking distance of all municipal, state and federal government agencies to be located in the project area, the new 2,000-car parking garage, the Suffolk County Court houses on Pemberton Square, the State House of Massachusetts on Beacon Hill, the State Office Building, the full extent of the financial district, and the 100 per cent retail intersection of Summer and Washington Streets, good hotels, and some of Boston's finest restaurants. In addition, a rapid transit stop is located a few feet away.

Footnotes:

3. Architects are The Architects Collaborative and Samuel Glaser Associates.
4. Architects are Kallmann & McKinnell and Samuel Glaser Associates.
5. Architect is Shepley, Bulfinch, Richardson & Abbott.
6. Owner is Center Plaza Associates, an affiliate of Beacon Construction Co., and architect is Welton Becket & Assoc.
7. Developer is Cabot, Cabot & Forbes Boston Development Co. and the architects are Edward L. Barnes, Emery Roth & Sons, and Richard Weibel.
8. Architect is Marvin Goody.
9. Architect is Jose Luis Sert.
10. Owner is 60 State Street Trust and architect is Timothy Anderson.

Some of the main objectives for Parcels 2B, 2F and 2G which both governed their creation and should govern their development and design are:

- (1) To provide sites for smaller scale commercial office buildings.
- (2) To join with other buildings in Parcel 2 in creating an effective edge to the pedestrian malls which penetrate the area.
- (3) To create a link between the major Federal and City buildings in Government Center and the State Service Center across New Chardon Street.
- (4) To increase the economic return to Boston both by generating increased taxes and by stimulating new private investment in the rest of downtown Boston.
- (5) To take advantage of their proximity to the major transportation centers of the City.

**POLICIES FOR THE DISPOSITION OF
PARCELS 2B, 2F AND 2G**

I. Submission of Letter of Interest

Developers interested in Parcels 2B, 2F and/or Parcel 2G may submit a letter indicating such interest, not later than 5:00 P.M., June 10, 1966, to Edward J. Logue, Development Administrator, BRA, City Hall Annex, Boston 8, Massachusetts. Submissions should include:

- (a) Letter of Interest (in the form suggested in Appendix A) and \$500 deposit. The required deposit may be in cash, certified check, savings bank books, or irrevocable letter of credit, drawn to the order of the Boston Redevelopment Authority. Interest, if any, on the deposit will remain the property of the competitor, but the Authority is under no obligation to earn interest on any deposit.
- (b) Completed HHFA Forms H-6004, Redeveloper's Statement for Public Disclosure & Statement of Qualifications & Financial Responsibility (See Appendix B).
- (c) Type development proposed, including proposed use and estimated cost.
- (d) Name and address of architect, together with description of projects completed since January 1, 1950, or presently under construction including photographs, dollar value, client or owner and location; listing of publications, awards and honors of the firm. In the case of a partnership or collaboration, the name of the architect with the design responsibility should be stated. In the alternative, a fully developed design proposal prepared by the architect, including all the items listed under Part IV, may be submitted.

II. Review of Letters

The Development Administrator will acknowledge each Letter on behalf of the Authority, and will have a staff evaluation made. Where, on the basis of the submission, it appears that the developer cannot meet the standards set forth in the kit, he will be so notified and his deposit returned. The Development Administrator and his staff will initiate discussions with all other prospective developers and make such recommendations to the Authority as seem appropriate, including the method to be used in selecting developers from among those submitting Letters of Interest.

III. Development Proposals

When the negotiation process with a prospective developer has proceeded favorably, the Development Administrator may invite such developer to submit a formal proposal to the BRA; or, if the BRA determines to hold a competition, prospective developers will, in accordance with procedural rules to be established, have the opportunity to submit formal development proposals. In either case such proposals will include the following:

- (a) Letter of Intent (see Section 4a of the kit)
- (b) \$25,000 deposit
- (c) Financial program for the building, including estimated cost; source of funds, including equity funds; and mortgage commitments. Equity sources must be spelled out, with binding pledges to the undertaking. Mortgage commitments must include both temporary and permanent financing commitment letters from recognized lending institutions. If equity or mortgage funds are dependent upon tenancy commitments such commitments should be spelled out and their availability indicated. Where the developer consists of an unincorporated association, joint venture, etc., an agreement of association setting forth in detail the respective responsibilities and liabilities of the parties must be submitted.
- (d) Design proposal, consisting of the following items:
 1. Site plan which is at a scale of 1" = 40' - base as supplied by the BRA.
 2. Ground floor plan at a scale of 1/16" - 1'
 3. Typical upper floor plan at a scale of 1/16" = 1'
 4. Roof plan at a scale of 1/16" = 1'

5. Front, rear and side elevations at $1/16" = 1'$, showing all penthouses, exhaust ventilators, grills, and other mechanical equipment.
6. Typical cross-section of the building at $1/8" = 1'$
7. Typical details of the facade at a scale of $1/2" = 1'$
8. Brief outline of specifications of materials to be used in the building with specific emphasis on exterior materials.

The financial program will be acceptable if it clearly supports a finding that the developer has the resources necessary to carry out the project.

The design proposal will be judged upon the basis of the following criteria:

- (a) Conformance with the controls contained in the Urban Renewal Plan.
- (b) Adequacy in meeting the overall urban design objectives stated in this kit.
- (c) Level of achievement of the design as an outstanding work of architecture, over and above urban renewal requirements.
- (d) Appropriateness of exterior materials proposed for the building.
- (e) Appropriateness of scale of exterior elevations of the building.
- (f) Appropriateness of site plan as regards pedestrian and vehicular circulation.
- (g) Extent of building's ability to exist in harmony with adjacent structures.
- (h) Appropriateness of building form and plan to meet its function as an office building.
- (i) Feasibility of constructing the building design within developer's budget.
- (j) Appropriateness of any graphics or pedestrian accessory accommodations proposed for the building.

Letter of Interest

(Use Developer's Letterhead)

Subject: Parcel _____: Government Center

Dear Mr. Logue:

Submitted herewith are:

1. Certified check in the amount of \$500.
2. Completed Form H-6004
3. Statement of development proposed, including proposed use and estimated cost
4. Materials on architect's qualifications. The architect with the design responsibility is _____.

We are interested in becoming the developers of Parcel _____.

We understand that the \$500 deposit is to be retained by you as a negotiation fee, but that it will be refunded to us (1) upon our written notice to you that we are no longer interested in the Parcel, at any time up until 10 days after such date as we are informed by you that the deposit is no longer refundable; or (2) at such time as the Authority has accepted a Letter of Intent and \$25,000 deposit by another developer for the same parcel.

Interest on the deposit is our property, but we understand that the Authority is under no obligation to invest or reinvest it.

Developer

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

and

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

NOTE: If the Redeveloper is an individual (or individuals jointly) who will redevelop land or rehabilitate property for residential use with a structure containing not more than four dwelling units, and who will occupy one or more of the dwelling units, Form H-6004A shall be used in place of this form.

Purpose and Applicability of These Forms

The attached form of *Redeveloper's Statement for Public Disclosure* is to be used by the Local Public Agency in obtaining the information from proposed redevelopers to be made public by the LPA in accordance with the requirements of Section 105(e) of the Housing Act of 1949, as amended. This form is to be completed by each proposed redeveloper with whom the LPA proposes to enter into a contract for, or understanding with respect to, a disposal of project land, except the Federal Government or a State or local government acquiring project land for a public nonresidential use.

The attached form of *Redeveloper's Statement of Qualifications and Financial Responsibility* is for the guidance of the LPA in prescribing the information to be furnished by proposed redevelopers as evidence of their qualifications to undertake the obligations to be imposed under proposed agreements for the purchase or lease of project property for redevelopment or rehabilitation. The information provided for in this form is to be furnished by all redevelopers except the Federal Government and States, municipalities, and other public entities acquiring land for public use.

Submission to HHFA Regional Office

One certified conformed copy or duplicate original of each of the two forms is required to be submitted to the HHFA Regional Office.

Responsibility of LPA To Determine Adequacy and Legality

No assurance is given that the provisions of the suggested forms will supply all of the information needed by the LPA or that such forms will comply with State and local law. If additional information is needed, the LPA is responsible for making adjustments in the forms so that they will comply with such requirements, bearing in mind also the applicable provisions of the Contract for Loan and Grant and the Housing Act of 1949, as amended.

Use of the Forms

This page should be removed before the forms are furnished to prospective redevelopers.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

b. Address of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____

(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____, is described as follows:²

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____

: _____

- A corporation.
- A nonprofit or charitable institution or corporation.
- A partnership known as _____
- A business association or a joint venture known as _____
- A Federal, State, or local government or instrumentality thereof.
- Other (explain). _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth below as follows:

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

5. e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

Name and Address	Position Title (if any) and Percent of Interest or Description of Character and Extent of Interest
------------------	--

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper [for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper]:

Name and Address	Description of Character and Extent of Interest
------------------	---

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

[The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.]

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment.....\$
- b. Cost per dwelling unit of any residential redevelopment\$
- c. Total cost of any residential rehabilitation\$
- d. Cost per dwelling unit of any residential rehabilitation\$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>Type and Size of Dwelling Unit</u>	<u>Estimated Average Monthly Rental</u>	<u>Estimated Average Sale Price</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our)
knowledge and belief.

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address

Address

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

[For confidential official use of the Local Public Agency
and the Housing and Home Finance Agency]

1. a. Name of Redeveloper:

- b. Address of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? Yes No
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(Note: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>Name and Address of Bank</u>	<u>Amount</u>
	\$

b. By loans from affiliated or associated corporations or firms:

<u>Name and Address of Source</u>	<u>Amount</u>
	\$

c. By sale of readily salable assets:

<u>Description</u>	<u>Market Value</u>	<u>Mortgages or Liens</u>
	\$	\$

- 3 -

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

Yes No

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? Yes No

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for a construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? Yes No

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>Identification of Contract or Development</u>	<u>Location</u>	<u>Amount</u> \$	<u>Date To Be Completed</u>
--	-----------------	---------------------	-----------------------------

e. Outstanding construction-contract bids of such contractor or builder:

<u>Awarding Agency</u>	<u>Amount</u> \$	<u>Date Opened</u>
------------------------	---------------------	--------------------

11. f. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

12. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? Yes No

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? Yes No

If Yes, explain.

13. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached
evidence of the Redeveloper's qualifications and financial responsibility, including financial statements,
are true and correct to the best of my (our) knowledge and belief.

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address

Address

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

Fact Sheet on Parcels 2B, 2F and 2G

LOCATION: In the new Government Center, across from the new \$34,000,000 State Service Center, now under bids for construction, and convenient to the new 2,000-car parking garage and the Bowdoin Square MBTA station

PERMITTED USES: Office and Accessory Uses

Size (approx.)	<u>2B</u> 15,000 s.f.	<u>2F</u> 9,000 s.f.	<u>2G</u> 9,000 s.f.
Maximum Height	60' above elevation 34	60' above elevation 34	60' above elevation 34
Maximum Floor Area Ratio	4	4	4
Price	\$7.00 p.s.f.	\$6.50 p.s.f.	\$6.50 p.s.f.
Easements or Setback Required	none	Ground floor arcade along SW boundary	Ground floor arcade along SW boundary
Vehicular Access	From New Chardon Street only	From New Hawkins Street only	From New Hawkins Street only
Parking	No open parking permitted	No open parking permitted	No open parking permitted

PRICE:

Prices shown are subject to HUD concurrence. In the event the price approved by HUD is greater than as shown, notice will be promptly given to all developers, who will be given the choice of accepting the new price or withdrawing their proposals without further liability. The price as finally determined shall be fixed, and proposals to increase the price shall not be entertained.

PROGRAM FOR THE DESIGN OF PARCELS 2B, 2F & 2G

GENERAL DESIGN OBJECTIVES FOR PARCEL 2

One of the major objectives in the overall design and development of Parcel 2 is to generate pedestrian connections which by virtue of scale and visual interest will provide positive connections between the Government Center Plaza and the State Service Center complex. The kinds of uses which are accommodated at the ground level and the way in which the accommodations are designed can do much to enhance the interest of the mall development. Thus setback and easement areas, while not built upon, should be utilized for outdoor activities related to the retail establishment - (cafe tables, book stalls, small showcases) which do not interfere with pedestrian flow.

Individual developers will be required to accept coordination of the exterior materials of their buildings, details of exterior paving, landscaping and sign development in such a way as to provide a pleasing overall effect along the pedestrian malls.

Since the controls for the development of sub-parcels in Parcel 2 establish relatively low buildings with respect to the Federal Office Building and the State Service Center Complex, the careful handling of roofscape, mechanical outcroppings, etc. is particularly important since they will be prominently exposed to the taller neighboring buildings.

DESIGN OBJECTIVES FOR PARCELS 2B, 2F, & 2G

Parcels 2B, 2F and 2G, in the Government Center Project Area, will enjoy prominent exposure along two new pedestrian malls to be created in the Parcel 2 development. One will make a major pedestrian connection between the new Federal Office Building and the new State Service Center. A second one will connect a new chapel on Cambridge Street with a proposed Jewish Family and Children's Service Building on New Hawkins Street. In the context of this new urban environment being created by the Government Center, it is important that the parcels be carefully designed so as to blend harmoniously with their surroundings and contribute to the high level of design excellence being achieved in this project area.

Height Controls

The developer is encouraged to adhere as closely as possible to the diagrammatic building sections shown on drawing entitled Site Section Controls.

Arcaded Treatment

Along the southwest parcel boundaries of Parcels 2F and 2G facing the northwest/southeast mall the developer will be required to develop an arcaded walkway. Dimensions for the arcade are shown on drawing entitled Site Section Controls. All treatments within the arcaded area must be carefully coordinated with elements of street furniture to be installed in the adjacent public right of way.

Uses at Street Level

The developer is encouraged to accommodate uses at the street level which will add color and interest to the pedestrian passageways abutting the parcel.

Materials

Building facade should be of scale, materials and colors to create a dignified design that will complement rather than compete with the neighboring structures in the project. In addition the new buildings within Parcel 2 must be strongly interrelated by these elements of design. Masonry in a warm grey color is suggested as a general material.

Roof Treatments

Since the roofs of the parcels will be exposed and visible from a number of new tall buildings to be constructed in the Government Center Project Area, it is important that the final appearance of the roof be carefully studied and that all new roof elements necessitated by interior mechanical work (plumbing stacks, vents, elevator penthouses, air-conditioning cooling towers, etc.) be carefully organized and screened so as to present an orderly, discreet pattern of roofscape. Review of all visible roofing materials will be made to assure that the appearance of the roof is enhanced by these materials.

Vehicular Access

Vehicular access to Parcels 2F and 2G will be from New Hawkins Street, to Parcel 2B from a vehicular right of way along the mall on the northeast side of the parcel.

Special Considerations for Parcel 2B

Since the northwest facade occurs along the curving alignment of New Chardon Street, special care will be required in the handling of this facade to relate it to the parcel boundary and to the facades of Parcels 2E and 3A which also occur along the curvature of New Chardon Street.

The southwest wall of the parcel will face upon the new Catholic Chapel on Parcel 2A and on the intersection of New Chardon and Cambridge Streets. Thus this facade will require careful and sensitive consideration and restraint in its handling to relate to all these contiguous elements and to the balance of the building itself.

The building will be surrounded on all sides by important public areas. Thus service and utility elements for the building must receive careful attention to avoid offending neighbors and users of contiguous spaces.

Special Considerations for Parcels 2F and 2G

The southeast boundary of Parcel 2F and the northwest boundary of Parcel 2G are coincident. No separation between buildings on these parcels carrying through to the perimeter boundaries will be acceptable.

Service and utility elements for the buildings will have to receive careful treatment since all sides will be exposed to nonservice uses.

The southeast side of Parcel 2G will overlook an open plaza area which may be used for dining. This facade should therefore be designed to create a satisfying wall for this plaza and for the view all the way to Tremont Street.

THE DESIGN REVIEW PROCESS

The design review process for Parcels 2B, 2F and 2G will consist of periodic review and comment by the Authority on architectural plans submitted at various stages of their development. The purposes of the process are several:

1. To review the Design Proposal submitted by the developer or developers in terms of the criteria set forth in Policies for the Disposition of Parcels 2B, 2F and 2G.
2. To assure that the development of plans and working drawings is in conformance with the objectives of the Urban Renewal Plan for the project area and the design objectives for the Parcel.
3. To assure that the further development of plans and working drawings is in substantial conformance with the Design Proposal in terms of the recommendations made by the Authority's Design Review Staff and Design Advisory Committee.*
4. To assure that refinements, further improvements and new details developed in the later design stages continue to conform to the objectives for the parcel.
5. To assure coordination of the developer's proposal with the improvements scheduled on contiguous parcels or contiguous public rights-of-way.
6. Where possible, to assist the developer and his architect in gaining approvals of City agencies.

* The Design Advisory Committee consists of five of the City's most outstanding architects who review plans for all buildings in the project area and report on their architectural merit. Members are: Hugh Stubbins, FAIA, Vice President, American Institute of Architects and Chairman of the Design Advisory Committee; Pietro Belluschi, FAIA, Dean of the School of Architecture at MIT; Jose Luis Sert, Dean of the School of Graduate Design, Harvard University; Lawrence Anderson, Director of the School of Architecture at MIT; Nelson Aldrich, Principal of firm of Campbell, Aldrich & Nulty.

Since it is in the best interest of both the Authority and the developer to be apprised of each other's concerns, and since several developers and their architects are likely to be involved in the development of Parcel 2, close liaison with the BRA Staff is required. In order to prevent the process from becoming burdensome to any of the parties involved, the contacts should generally be informal and only when one party or the other deems them necessary. In addition to such informal meetings, the BRA Design Staff will meet periodically with prospective developers and their architects to discuss the development of preliminary concepts and to assure themselves that the various portions of the work are being developed harmoniously throughout the design process.

Following designation of a developer for Parcels 2B, 2F and 2G, the formal points of review shall be as follows:

1. Submission of final preliminaries and outline specifications consisting of at least the following (scale may be the same to be used in working drawings):
 - a. Site and landscaping plan 1" = 40'
 - b. Basement level plan of parcel 1/8"= 1'-0"
 - c. Ground floor plan "
 - d. Mezzanine floor plan (if any) "
 - e. Typical floor plan "
 - f. Roof Plan "
 - g. All four elevations, including any signs 1/8"= 1'-0"
 - h. North-south section through building
 - i. East-west section through building
 - j. Typical exterior horizontal and vertical wall sections through one floor at 1" = 1'-0" or larger
 - k. Perspective taken from mall
 - l. Any other drawings necessary to understanding the proposal

NOTE: All of the above requirements must clearly indicate proposed materials for site, exterior of building and public spaces.

- m. Outline specifications
- n. Samples of principal exterior materials for building and site, together with color samples for exterior finish
- o. Model of proposal at 1/8" = 1'-0"
- p. Preliminary schematics of art proposals and drawings indicating their relationship to the architectural and site design proposals. Estimate of cost of various items in art budget. The proposed use of art shall be reflected as appropriate in requirements a. through k. above.

2. a. Submission of final working drawings, specifications and samples of materials and colors

b. Pre-execution drawings, casts, models, mock-ups, or other descriptive material as appropriate to the proposals for art work, together with final cost estimates. If works of art are not ready for execution at this stage, they shall be reviewed whenever ready for execution and in any event before construction or fabrication begins.

Any important changes in the approach of the redeveloper and his architect at any stage, including major change orders during construction, should be reviewed with the Authority's design review staff before substantial expenditures of time or money are made.

The procedure for the review and approval of the submission of both the final preliminaries and the final working drawings is detailed in the Letter of Intent and Land Disposition Agreement to be executed between the parties. It involves the prompt review by various Authority departments, including architectural design, traffic, legal, and engineering. It will also include judgements by the Design Advisory Committee. These parties shall give their approvals and/or comments to the Development Administrator. The Authority will give its approval at the two formal submission stages above after considering the formal recommendation of the Development Administrator. In each case, Board approval is required before the next design stage is begun.

If the Authority does not approve the formal submissions, it shall so notify the developer and his architect in writing, setting forth in detail any grounds for disapproval.

Once the final working drawings and specifications have been approved and construction started, the only items that would be subject of the design review process would be requests for change orders in the construction and final submissions of works of art proposals before execution.

The staff member of the Authority responsible for maintaining liaison with the developer and his architect on architectural matters, and also primarily responsible for the execution of the purposes of the design review process set forth above, will be the Director of Design Review and/or Members of his Staff.

All requests for informal design reviews and consultations shall be made through the Director of Design Review. Formal submissions shall be made to the Authority through the Development Administrator.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION
WASHINGTON 25, D. C.

August 20, 1962

LOCAL PUBLIC AGENCY LETTER NO. 249

SUBJECT: Design in Urban Renewal

The attached statement, Design in Urban Renewal, sets forth the URA position that high-quality design is a basic objective of the urban renewal program, and outlines the actions which LPA's can take to achieve quality design in urban renewal areas.

We intend to provide further guidance for achieving this essential objective through the issuance of pertinent publications which will expand on ways and means by which LPA's can implement the actions set forth in this statement.

This statement indicates, as one type of action in achieving the objective of high-quality design, that provisions for LPA review and approval of redevelopers' proposals from a design viewpoint, and any design objectives to be used as criteria for this review, may be incorporated either in the Urban Renewal Plan or in supplementary documents prepared later as part of the disposition process. In the event of this latter alternative, the provisions and criteria for LPA review and approval of redevelopers' proposals from a design viewpoint shall be included in the proposed forms of disposition agreements submitted for HHFA concurrence and must be consistent with the controls in the Urban Renewal Plan. In addition, fair value of land for purposes of disposition must be determined solely on the basis of controls in the Plan, and the appraisers must be instructed to disregard any design objectives or criteria not contained in the Plan.

I personally urge that each LPA seize every opportunity to encourage high-quality design in urban renewal. We now have the means for achieving this objective on an unprecedented scale, and the quality of our design will be reflected in renewed urban areas for many years to come.

(Sgd.) William L. Slayton

William L. Slayton
Urban Renewal Commissioner

August 20, 1962

DESIGN IN URBAN RENEWAL

PURPOSE OF DESIGN IN URBAN RENEWAL

Urban renewal provides an unprecedented opportunity to rebuild major parts of our cities. Well-designed, these can become great assets--functionally and esthetically. But if these areas are poorly designed, rebuilt in uninteresting and unproductive patterns, a basic purpose for the expenditure of public funds and public effort will be lost.

Good design is more than pleasing appearance. Its human, economic, and functional aspects are crucial. Through good architecture, landscape architecture, and city planning design--urban renewal design includes them all--handsome and useful buildings and spaces, creating whole areas with character and utility, express and make possible the significant purposes of urban renewal.

Good design is its own best justification. Urban renewal can help build great American cities--beautiful, well-conceived, rewarding to live in.

Good design produces a useful and expressive setting for community life. Urban renewal design is a social art. It is the art of building a humane city environment, one developed in the best interests of the people who will use it.

Good design is good investment. Urban renewal design is a functional art. It builds in, right from the start, adaptability, utility, long life, and competitive advantage.

Much good design has been accomplished in urban renewal. It is proven as a useful factor in project planning and execution. It is possible to give some guidelines, based on experience, so that all cities may insist on good design as a measure of quality in urban renewal.

ACTION TO PROMOTE GOOD DESIGN

Action to promote good design may be taken throughout the urban renewal process--prior to and during preparation of the Urban Renewal Plan and during the course of project execution. This action should be based on design services and studies performed by skilled design professionals. Outlined below are some specific procedural measures which can be taken. But, ultimately, achieving good design depends upon more than procedures and official actions. It requires local support which understands and values functional, well-conceived, and esthetically satisfying urban environment.

ACTION DURING PROJECT PLANNING

Design values are involved from the earliest beginnings of project planning. The decisions made in selecting a project area, defining its boundaries, and working up the Urban Renewal Plan will substantially shape the design possibilities of the finally completed project. Good design may depend upon these early actions.

Selection and Treatment of Project Areas

Selection of the urban renewal project area and project boundaries and the type of treatment to be applied have a marked influence on design possibilities. This is self-evident in conservation areas where existing buildings and streets will in large part remain. In the case of redevelopment, these preliminary actions establish such design determinants as suitability for high or low intensity of development, and initial conditions of topography, city services, and relationships to adjoining parts of the city. Boundaries are particularly significant; in their choice the project can be made to blend in with, or stand apart from, its adjoining neighborhoods.

The Urban Renewal Plan

Basic design framework is established in the Urban Renewal Plan; therefore, design studies should guide its preparation. The major design aspects of the Plan are:

1. Land use, thoroughfare and street rights-of-way, location and functions of public uses and open spaces, intensities of proposed development, and delineation of conservation and redevelopment areas.
2. Regulations and controls to be imposed on sale, lease, or retention of real property acquired.
3. The way major highway programs are coordinated with the Urban Renewal Plan.

Altogether these set a framework for design which, in its specifics, will depend upon the project characteristics and the extent of design studies undertaken during planning. In addition, the Urban Renewal Plan may incorporate procedures for more positive design control through review and approval of redevelopers' proposals.

Design plans and design objectives developed during project planning can also be an informal guide to later actions. Where disposition will be accomplished in many separate parcels, design plans and objectives provide a means by which the LPA can achieve overall design coordination. In conservation areas, design plans and design objectives may be used to insure overall design coordination and compatibility of old and new. Design objectives which are to be used as criteria in review and approval of redevelopers' proposals may be either incorporated in the Urban Renewal Plan or deferred until disposition documents are developed.

ACTION DURING PROJECT EXECUTION

Successful design is measured by the quality of the end result. Design action, therefore, must continue through the project execution phase. From this standpoint, the main aspects of project execution are:

1. Project improvements, engineering, and site improvement work.
2. Rehabilitation and conservation activities.
3. Land disposition methods.
4. Review and approval of redevelopers' proposals.

Project Improvements, Engineering, and Site Improvement Work

All project improvements contribute to the design of the urban renewal area. Specific design study may be usefully applied to the following categories of work:

1. Public rights-of-way:
 - a. Streets and sidewalks, underpasses and overpasses, bridges, and retaining walls. Design study should be carried on in close collaboration with the required engineering work and design proposals incorporated in engineering plans.
 - b. Street furniture, including lighting and signs.
 - c. Street tree planting and landscaping plans.
2. Local parks and playgrounds:
 - a. Basic layout and planning.

- . b. Land form, planting, and other landscaping plans.
- . c. Park and playground equipment and furniture, including benches, play equipment, fencing, lighting, and signs.
- 3. Rough grading where required to make land disposable for proposed uses.

In addition, the opportunity provided by urban renewal to place utilities underground should be seized whenever possible.

Rehabilitation and Conservation Activities

Design work during project execution is the principal technique available for assuring the required long-range vitality, character, and stability of conservation areas. This fact is recognized in explicit provisions of the Urban Renewal Manual as follows:

1. Architectural consultants may provide general guidance to property owners in solving common design problems and in coordinating property improvements block by block.
2. Design advice may be offered to assist owners in improving their properties.
3. Complete design services may be included as required for functional and esthetic improvements of public rights-of-way.
4. Rehabilitation demonstrations provide an important design opportunity through coordinated architecture, project improvement, and landscape design.

In addition, to the extent not covered in project planning, attention should be focused on the following:

1. Overall urban design of the entire conservation area. Design elements involved include the architectural quality of buildings, the character of open space and streets, and the problems of compatibility between old and new.

These overall design considerations should guide the work done under the four Manual provisions listed above and Items 2 and 3.

2. Guides or objectives for design of facilities for public use.

3. Guides or objectives for design of spot redevelopment which may be crucial to survival and stability of conservation areas.

Land Disposition Methods

Land disposition methods and processes have an important bearing on project design. Among the opportunities to bring disposition practices into play for the benefit of design, there are three most useful approaches:

1. Design considerations should be one of the most important factors in making determinations in a negotiated disposition.
2. Design as an important renewal objective may lead in certain cases to disposition through fixed price offerings which can make design quality the basis for award of the land. In this approach, the price is based on permitted use of land, private developers submit design proposals, and the LPA awards the land to the one submitting the best proposal. Competition requirements should assure that submissions are kept appropriately modest and that undue burdens are not placed on competitors.
3. Where property is disposed of on the basis of price competition, it is desirable to establish procedures for subsequent design review and approval of the successful redeveloper's proposals.

Review and Approval of Developers' Proposals

Design review and approval of developers' proposals, as a condition to be imposed on sale or lease of land, may be called for either in the Urban Renewal Plan or in supplementary documents prepared later as part of the disposition process. The basis for approval or disapproval should be made as explicit as possible in stated design objectives.

Room for creative individuality in design should be kept open in the statement of objectives. Design plans and other studies undertaken as a basis for formulating objectives may become an informal guide for the review process.

Review boards or panels established to advise the LPA on the design merits of developers' proposals should be composed of qualified design and planning professionals and development experts. The public interest is best protected by having the boards made up of the best trained and most highly skilled and experienced personnel.

DESIGN STUDIES AS A BASIS FOR ACTION

Design studies appropriate to an urban renewal project will vary widely, depending upon the characteristics of the particular case and available resources. At minimum, they should include advisory opinions from design professionals, either on the LPA staff or consultant to it, covering the following essentials:

1. Design possibilities of the project area and its appropriate boundaries.
2. Design aspects of the Urban Renewal Plan.
3. Specific recommendations on the extent and type of controls and regulations to be established in the Urban Renewal Plan and on provisions for design review of redevelopers' proposals to be incorporated either in the Plan or in subsequent disposition documents.
4. Implementation of good design during project execution through project improvements, conservation activities, land disposition, and review and approval of plans.

Additional design studies may include:

1. Survey and analysis of existing design conditions, including architectural and historical analysis of utilization and design of existing open spaces and streets. These studies are particularly useful in conservation areas. In redevelopment areas, these studies can contribute to decisions on existing features to be retained.
2. Studies of the architectural and urban design possibilities of relating new development to existing buildings, open spaces, and streets.
3. Consideration of special problems where their design solution can contribute significantly to project goals.
4. Preparation of alternative design schemes and their comparative analysis, including evaluation of alternative costs, benefits, and revenues.
5. Preparation of design objectives as a basis for development controls and regulations to be incorporated in the Urban Renewal Plan or as criteria to be used in design review and approval of redevelopers' proposals. Design objectives are general definitions of the goals to be sought in project design. They may include questions of

harmony, blending, or contrast with existing and surrounding development; types of open space and circulation planning; recommended types of neighborhood design and land design; performance standards; and, in certain cases, architectural controls.

6. Design plans specifically prepared for the project area. These plans deal with the potential development of the project area and with its relationship to the surrounding city. The nature of the project and its particular technical and functional requirements determine the possibilities. Design plans outline those aspects essential to a practical and well-designed result. Work undertaken in connection with their preparation must relate significantly to specific design needs of the project.

These plans are neither construction plans nor are they part of the Urban Renewal Plan. Rather they are used by the LPA as a basis for the controls and regulations to be incorporated in the Plan, as a graphic statement of design objectives, and as a guide and generator for later actions during execution and redevelopment. While design plans are only informally related to the official documents, much experience has proven their value in promoting good design.

DESIGN SERVICES

URBAN RENEWAL DESIGN SKILLS AND SERVICES

Design services and design studies are serious and responsible work. They require the highest professional skill and experience in architecture, landscape architecture, city planning design, and urban design. The LPA should choose staff and consultant designers with great care to assure that their skills are appropriate to the work at hand and the needs of the particular project. Poor design work may be much worse than simply taking a chance on the results produced without formal attention to design.

It is most important to distinguish design plans from promotional visualizations and "artists' conceptions" of project appearance. Sketches, models, renderings, and plan drawings are simply ways of illustrating a design. Design plans, in contrast, are realistic proposals dealing with the most essential aspects of design in a given situation. They should be based on the skills of programming, analysis, schematic design, and construction know-how characteristic of the various design professions.

LOCAL DESIGN RESOURCES

The architects, landscape architects, and city planning and urban designers in the locality can sometimes render informal assistance to the LPA, either as individuals or jointly through the local chapters of the national professional design associations. Voluntary advisory help may be especially valuable in giving general advice, evaluating design controls, and identifying important design opportunities and strategies.

Some nonprofessional groups may also make contributions. Among these are historical societies and groups organized for the preservation of architectural and historical landmarks. They may contribute to design surveys of existing conditions, to decisions as to what can and should be saved, and to the solution of certain types of conservation problems.



GUIDE TO OTHER APPROVALS, CODES & ORDINANCES

The developer has the responsibility of making certain that the proposed development meets all local codes and ordinances and the requirements of law in every respect. The most important of these requirements, as well as procedures with respect thereto, are detailed below:

A. Zoning

The controls for Parcel 2 have been established to conform insofar as possible to the new zoning code for Boston, which went into effect on January 1, 1965. It is believed that no variances or amendments will be necessary. If for any reason this should not be the case, recourse would be available in the normal way by applying for a variance or amendment to the zoning code.

In applying for a building permit for the new structure, the application will be reviewed by a zoning administrator in building department. If the proposal should be found to be in violation of applicable zoning requirements, it may be permitted as a variance (use in violation of the zoning code, but deemed acceptable by the Zoning Board of Appeal). Amendments to the Zoning Code are made by public hearing before the Zoning Commission with a 20-day advisement period before filing a report. Under the new zoning ordinance, applications for variances are to be referred by the Zoning Commission to the Boston Redevelopment Authority for opinion. In the case of any variance required for an approved design, the BRA will support the developer's application for the variance.

B. Building Department

Before the Building Department will accept construction and plot plans prerequisite to the issuance of a building permit, the following is required:

1. Three complete sets of plans are submitted to the Boston Fire Department (BFD) at 115 Southampton Street. BFD reviews and returns two stamped sets, keeping one set for its records.
2. Plot plans require a registered surveyor's stamp.
3. Plans must have approval stamps from the Sewer and Water Division of the Public Works Department.

All plans must be accompanied by a formal "Long Form" application listing all the particulars of the new construction and proposed occupancy. The street numbering division will assign a street number, and the application is accepted, assigned a document number and the appropriate fees are paid.

Processing of the application within the Building Department is as follows:

1. Building inspector views construction site to determine if the property is the same as described in the formal application.
2. Plans are sent to the zoning administrator for his approval stamp.
3. The plan examiner assigned to the application submits the plans to the Egress Division for an "Approved Egress" stamp, and to the Mechanical Division for "Sprinkler Approval" stamp. Sometimes elevator or plumbing reviews and approvals are done at this time altho gh these are handled under a separate application, as are boilers and wiring.
4. The plan examiner then undertakes a comprehensive examination of the structural framing plans, elevations, and sections. General and special requirements for the group occupancy and type are reviewed. The architect is often asked to have his structural engineer bring in computations of loads, strength of materials, explanations of methods, etc. Under a new system the building inspector from the district is involved in the review of the plans before approval.
5. Deputy Building Commissioner receives the approved plans and examines the application to determine if a properly licensed builder has "signed on" to take charge of the job. Often a letter from a testing lab is required to insure quality control of methods and materials.

The present workload of the Building Department is such that an application for new construction could take a month to process. The operation may be expedited by observing the following:

1. Close reference to the Code for the structure type and group occupancy requirements.
2. Attention to the egress requirements, and if any doubt remains, a consultation with the Egress Division.
3. Insure that the architect and engineer have affixed their stamps to the plans.
4. Have a licensed builder "sign on" before submission.
5. Secure a foundation permit to proceed with that phase of construction.

C. Public Improvement Commission

The Public Improvement Commission is the municipal agency which formally lays out public rights-of-way. All streets abutting Parcel 2 have been formally laid out by the Commission and no further action is expected to be required. Commission approval is also needed for any encroachment proposals. The BRA takes the responsibility for assuring Commission action as it relates to vehicular or pedestrian rights-of-way, and will assist in securing approvals for any proposals of the developer which are accepted by the BRA and require Commission action.

D. Urban Redevelopment Corporations

The provisions of Chapter 121-A are available to any developer who wishes to incorporate under that Chapter. Detailed information on Chapter 121-A is available from the Boston Redevelopment Authority.

NOT WITH DOCUMENT
when received by BPA
FEB 1977

LIST OF MAPS AND OTHER DOCUMENTS
INCLUDED WITH THIS KIT

1. Government Center Illustrative Site Plan
2. Parcel 2 Illustrative Site Plan
3. Parcel 2 Topographical Map
4. Parcel 2 Utilities Plan
5. Projected Traffic Volumes for Government Center
6. Site Section Controls
7. Suggested Site Sections
8. Property Line Map
9. Land Disposition Agreement
10. Government Center Urban Renewal Plan
11. Photograph of Government Center Model

LETTER OF INTENT TO PROCEED
GOVERNMENT CENTER URBAN RENEWAL PROJECT
DISPOSITION PARCEL _____

Gentlemen:

(hereinafter called the "Redevelopers") hereby submit this Letter of Intent in connection with their proposal to develop the above-named parcel in the Government Center area, shown on the map attached hereto as Exhibit A.

If selected by the Boston Redevelopment Authority as developer for this parcel, the Developers hereby agree to accomplish the following:

1. We agree to build an office building of approximately square feet gross floor area substantially in accordance with the Design Proposal for said parcel prepared by dated and attached hereto as Exhibit B. We will utilize as our architect. All construction shall conform to the Government Center Urban Renewal Plan.

2. We agree to pay a price of \$ _____ per square foot for the approximately _____ square feet contained in the aforesaid Parcel which price is subject to the concurrence of HUD.

3. Upon acceptance by the Authority of this Letter of Intent, we shall proceed immediately to the preparation of architectural drawings. Within 60 days after acceptance of this Letter of Intent by the Authority, we shall submit to the Authority final preliminary plans and outline specifications prepared by the architect and in conformity with the Urban Renewal Plan and the previously approved Design Proposal. The Authority will review and approve or disapprove such plans and specifications for such conformity and shall promptly notify us of its approval or disapproval in writing setting forth in detail any grounds for disapproval. If no grounds for disapproval are delivered to us within 20 days after submission or any resubmission as herein provided, such plans and specifications shall be deemed approved. In the event of a disapproval, we shall within 10 days after receiving notice of such disapproval, resubmit the final preliminary plans and outline specifications altered to meet the grounds of disapproval. The resubmission shall be subject to the review and approval of the

Authority in accordance with the procedures hereinabove provided for on original submission until final preliminary plans and outline specifications shall be approved by the Authority; provided, however, that we shall submit plans and specifications which meet the requirements of this paragraph and the approval of the Authority within 3 months after acceptance of this Letter of Intent by the Authority.

4. We intend to adhere to the following schedule:

Time Periods

As above - Submission of final preliminary plans and outline specifications.

30 days - Execution of Land Disposition Agreement, assuming BRA approval of final preliminary plans.

3 months - Submission of final working drawings and specifications.

30 days - Accept conveyance of parcel, assuming BRA approval of final working drawings and specifications.

15 days - Commence Construction

12 months - Complete Construction

5. We will grant preference in the leasing of space in the buildings to former commercial occupants of the Government Center Project Area to the maximum extent practicable.

6. Upon acceptance by you of this Letter of Intent, we will promptly deliver to you a good faith deposit in the amount of \$25,000 in cash or other form acceptable to the Authority. This deposit shall be retained by the Authority as agreed liquidated damages, the exact amount of damages being difficult to ascertain, if we fail to execute the Land Disposition Agreement in accordance with the terms of this Letter of Intent or if we fail to conform to the terms of this Letter of Intent; or the deposit shall be returned if the Authority is unable to proceed with the disposition. Interest on the deposit, if any, shall be our property, but the Authority shall not be under any obligation to invest or reinvest any deposit.

7. We agree to execute a Land Disposition Agreement substantially in the form of the agreement included in the Parcels 2B, 2F and 2G Developer's Kit.

8. We will cooperate with the staff of the Authority with respect to the architectural elements of the buildings to be constructed, in order that the development may conform fully to the objectives of the Authority as set forth in the Urban Renewal Plan and the Developer's Kit. We understand that the Authority has an interest in seeing that buildings to be constructed are of attractive appearance and sturdy quality, and that our submission of drawings and specifications will be reviewed by the Authority for design values and quality of construction.

9. We shall also cooperate with the selected developers of other portions of Parcel 2, to the end that a harmonious development of the entire parcel may result.

If the foregoing meets with your approval, please indicate below and return an executed copy to us, whereupon this Letter shall constitute our selection as developer of Parcel in accordance with the conditions set forth above.

Very truly yours,

Accepted:

By: _____

Boston Redevelopment Authority

Date: _____

By _____

Development Administrator

